

GENERAL NOTES

SEE BUILDING PERMIT SITE AND GRADING  
RELATED NOTES ON SHEETS CIV001 AND CIV002.

PERVIOUS AREA AND LOT OCCUPANCY CALCULATIONS  
FOR COMPLIANCE WITH 11 DCMR (R-14 ZONE)

SCALE: 1"=40'

LOT 7

4635 DEXTER STREET, NW

TOTAL SITE AREA = 20,439 SF

LOT OCCUPANCY AREA = 6,117 SF

(OCCUPANCY SHOWN )

OCCUPANCY % = 29.9%

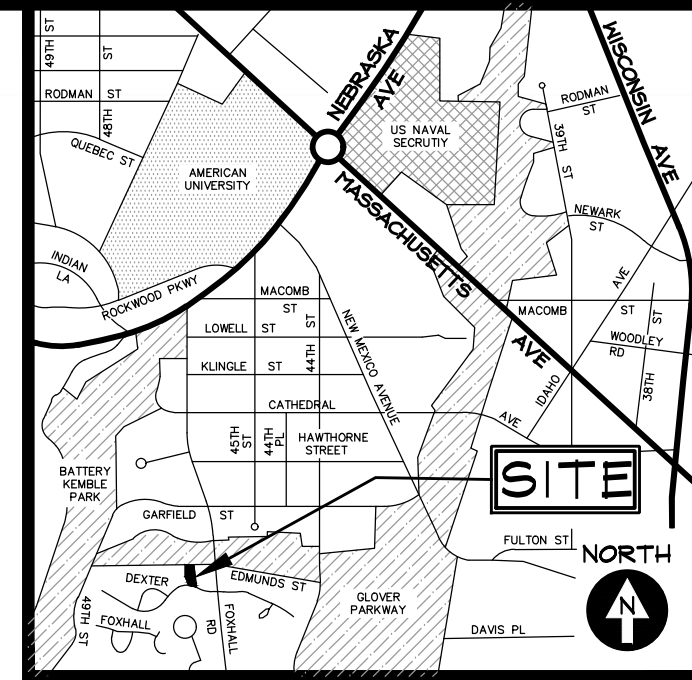
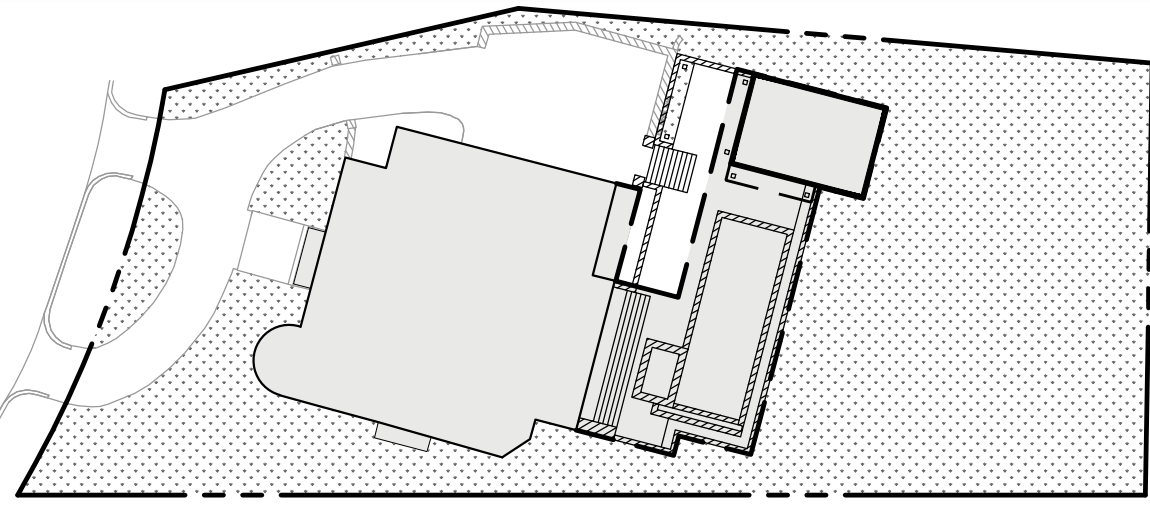
< 30% REQUIRED FOR R-14 ZONE PER 11D DCMR 804.1

PERVIOUS AREA = 10,807 SF

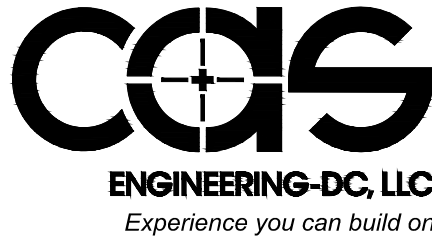
(LAWN / LANDSCAPING SHOWN )

PERVIOUS % = 52.9%

> 50% REQUIRED FOR R-14 ZONE PER 11D DCMR 808.1



VICINITY MAP  
ADC MAP 5527, GRID E-2  
SCALE: 1" = 2000'



CAS ENGINEERING-DC, LLC  
1001 Connecticut Avenue, NW  
Suite 401  
Washington, DC 20036  
(202) 393-7200 Phone  
www.cas-dc.com  
info@cas-dc.com  
CIVIL • SURVEYING • LAND PLANNING

OWNER/CLIENT  
NORAH O'DONNELL & GEOFF TRACY  
4635 DEXTER STREET, NW  
WASHINGTON, DC 20007

LANDSCAPE ARCHITECT  
ROLLING ACRES LANDSCAPING, INC.  
19301 NEW HAMPSHIRE AVENUE  
BRINKLOW, MD 20862  
(301) 421-9600 (PHONE)  
(301) 570-7963 (FAX)  
ATTN: SCOTT FREEDMAN  
sfreedman@rollingacreslandscaping.com

LOT 0007, SQUARE 1381  
WESLEY HEIGHTS

4635 DEXTER STREET, NW

N.W. WASHINGTON,  
DISTRICT OF COLUMBIA

ENGINEER ATTESTATION:

I AM RESPONSIBLE FOR DETERMINING THAT THE ENGINEERING DESIGNS  
INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND  
REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY  
PREPARED OR DIRECTLY SUPERVISED THE DEVELOPMENT OF THE  
ENGINEERING DESIGNS INCLUDED IN THIS APPLICATION.

I FURTHER CERTIFY THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN  
THE DISTRICT OF COLUMBIA, LICENSE NUMBER PE090954, EXPIRATION DATE  
08/31/2026. (EXTENDED THROUGH STATE OF EMERGENCY PER DCMR PL. BOARD  
OF PROFESSIONAL ENGINEERING). THIS ATTESTATION APPLIES ONLY TO CIVIL  
ENGINEERING AND RELATED COMPONENTS TO THE EXTENT THEY ARE WITHIN  
OUR SCOPE OF SERVICES FOR THIS PROJECT, AND BEAR MY SEAL AND  
SIGNATURE.

BASE SHEET ISSUED 03.08.2021  
PERMIT SET 03.31.2021

CAS PROJECT 21-024-DC  
DATE 03/2021  
DRAWN BY MSL  
CHECKED BY DCL  
APPROVAL DCL  
SCALE 1"=10'  
SCALE: 1 INCH = 10 FEET

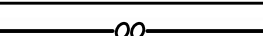
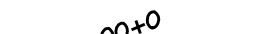


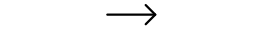




SHEET TITLE  
BUILDING PERMIT  
SITE AND  
GRADING PLAN  
CIV200

UTILITY INFORMATION

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND  
MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON  
AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

MISS UTILITY  
FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777,  
OR LOG ON TO WWW.MISSUTILITY.NET/ATC 48 HOURS IN ADVANCE OF ANY  
WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY  
COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED  
EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY  
COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS  
RESPONSIBLE FOR COMPLIANCE WITH ALL JURISDICTIONAL REQUIREMENTS.

LEGEND

PROPOSED FEATURES	
	PROP. CONTOUR WITH ELEVATION
	PROP. SPOT ELEVATION
	PROP. RETAINING WALL
	PROP. DOWNSPOUT
	PROP. SURFACE DRAINAGE FLOWPATH
	LIMITS OF DISTURBANCE
	PROP. DRIVEWAY
	PROP. PATIO/TERRACE
	LIMITS OF CONNECTED ADDITION (OCCUPANCY)

ACO K100 TRENCH DRAIN  
(SEE DETAILS, SHEET CIV201)  
(W/ BRICKSLOT GRATE AND COVER ABOVE)  
(A-TOP: 00.0; BOT: 99.3/99.2; INV. OUT: 98.2)  
(B-TOP: 00.0; BOT: 99.3/99.2; INV. OUT: 98.0)  
(C-TOP: 00.0; BOT: 99.2; INV. OUT: 98.0)

12" NDS SQUARE GRATE  
(SEE DETAILS, SHEET CIV201)  
(D-TOP: 99.9; INV. OUT: 97.6)  
(E-TOP: 99.9; INV. OUT: 98.1)  
(F-TOP: 99.9; INV. OUT: 98.7)

PUBLIC SPACE RESTORATION  
TO BE DONE AS NECESSARY  
PER DDOT PERMIT OR  
APPLICABLE DETAILS.

TOP, INVERT, PROFILE, AND SPOT  
ELEVATIONS HAVE BEEN SHORTENED  
TO DROP THE LEADING HUNDRED  
DENOTATION FOR SIMPLICITY.

A SEPARATE DDOT TREE REMOVAL  
PERMIT IS REQUIRED FOR PUBLIC  
SPACE TREES AND FOR TREES  
GREATER THAN 44" CBH (14" DBH).

FOR MORE INFORMATION, SEE  
ADDITIONAL PROFILES, NOTES,  
COMPUTATIONS, AND DETAILS  
ON CIV200-SERIES SHEETS.

CONTRACTOR TO COORDINATE  
ABANDONMENT OF ALL EXISTING  
UTILITIES AS NECESSARY.

CONTRACTOR TO PROTECT TREES (BRANCHES, TRUNK, ROOTS)  
ON NEIGHBORING LOTS THAT OVERLAP THE L.O.D. AND HERITAGE  
TREES ON SITE. COORDINATE WITH DDOT UFA WARD 3 ARBORIST  
AS APPLICABLE. CONTRACTOR TO USE A TRENCHLESS SILT FENCE  
METHOD AND TO HORIZONTALLY BORE OR AIR SPADE EXCAVATE  
FOR UTILITIES WITHIN THE CANOPY OF ANY TREE TO BE  
PRESERVED (INCLUDING PROTECTING TREES ON ADJACENT  
PROPERTIES), (COORDINATE WITH DDOT WARD 3 ARBORIST AS  
APPLICABLE. THE DDOT WARD 3 LEAD ARBORIST IS YASHA  
MAGARIK, yasha.magarik@dc.gov, (202) 494-0703.